

ARTICLE X MOBILE HOMES

SECTION 1000

MOBILE HOMES

1000.1 Intent and Purpose

To promote the placement of mobile homes only within mobile home parks or in mobile home subdivisions within the City of Rockford and to provide adequate standards to protect the public health, safety, convenience, and general welfare of the inhabitants thereof, and to provide regulations and standards for the development of a well designed community for permanent mobile home living.

1000.2 General Provisions and Regulations

- A. Mobile units shall be used for residential purposes only.
- B. All units shall be served with a public water supply and sanitary sewer.
- C. Maximum density shall be six (6) units per acre with a minimum of five thousand (5,000) square feet of ground area per unit; units shall be at least twenty (20) feet apart.
- D. Each unit shall have a garage, or an accessory storage building, and an enclosed trash receptacle screened from view from the internal driveways and public streets.
- E. Driveways and parking pads shall be hard-surfaced.
- F. Each development shall include outdoor recreation areas with playground equipment equal to five (5) percent of the gross acreage of the development; a community building is required for a mobile home park of one hundred (100) or more units.
- G. Each development may have one low-profile identification sign sixty-four (64) square feet in size.

1000.3 Regulations for a Mobile Home Park

- A. Mobile home parks may be located in the R-3 or R-4 Zoning Districts by means of a Special Use Permit.
- B. Minimum parcel size is five (5) acres.
- C. A one-lot plat shall be recorded to provide utility easements and shall include thirty (30) foot wide circulation easements.
- D. Private roads shall be improved with a six (6) inch stone base and two (2) inch mat. Once established as private roads, the City of Rockford shall not accept ownership or maintain these roads.
- E. Installation of a Type A landscaping buffer on any boundary adjoining an R-1 or R-2 District.

1000.4 Regulations for a Mobile Home Subdivision

- A. Mobile home subdivisions may be located in R-1, RM, R-2, R-3, and R-4 Zoning Districts by means of a Special Use Permit.
- B. A subdivision plat shall be recorded to establish lots, utility easements, and public or private streets.
- C. Lots shall be a minimum of five thousand (5,000) square feet with a maximum density of six (6) units per acre.

1000.5 Special Use Permit Filing Procedure

- A. A preapplication conference must be scheduled with the Planning staff fifteen (15) days prior to the filing deadline for the next ZBA public hearing. At this time, a preliminary site plan shall be submitted for review which includes the following:
 - 1. Boundaries and dimensions;
 - 2. Land characteristics;
 - 3. Proposed sites (or lots), roads, recreational areas;
 - 4. Available utilities and easements for them;

5. Soils Report;
 6. Tentative landscaping plan; and
 7. Tentative drainage plan for the entire site.
- B. An application for a Special Use Permit may be placed on file for public hearing when a final site plan is submitted which meets all regulations of this Section.